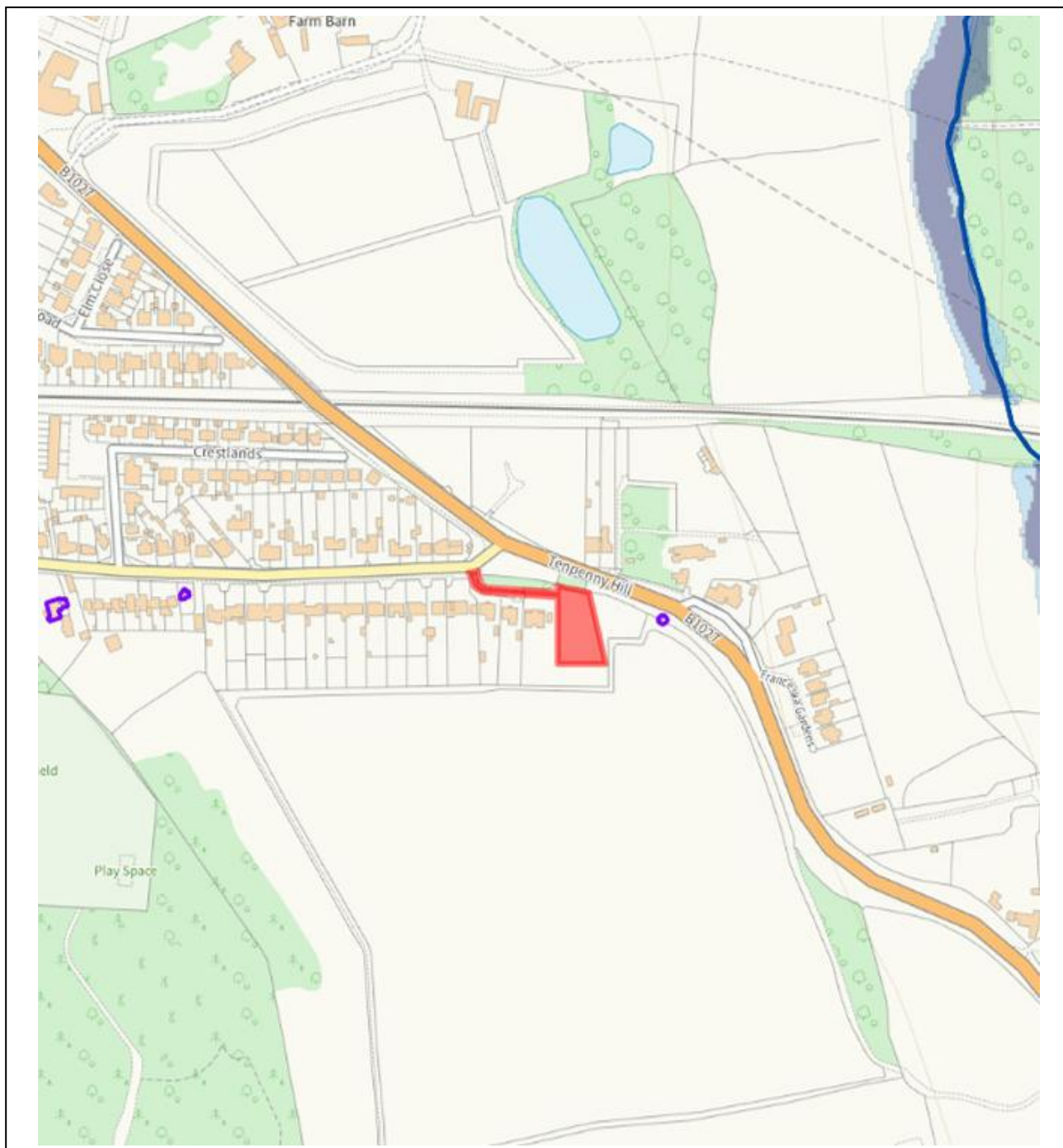


PLANNING COMMITTEE

29 September 2026

REPORT OF THE CORPORATE DIRECTOR OF PLANNING AND COMMUNITY

A.2 PLANNING APPLICATION – 26/00874/PIP – LAND EAST OF 3 ORCHARD VIEW WIVENHOE ROAD ALRESFORD COLCHESTER



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Application:	26/00874/PIP	Expiry Date:	14th July 2026
Case Officer:	Charlotte Cooper		
Town/ Parish:	Alresford Parish Council		
Applicant:	Mr and Mrs Pope		
Address:	Land East of 3 Orchard View Wivenhoe Road Alresford Colchester		
Development:	Application for Permission in Principle - One self-build dwelling.		
Referral Reason:	Applicant is a member of staff		
Recommendation:	Approval – subject to conditions		

1. Executive Summary

- 1.1 This application seeks Permission in Principle for the erection of one self-build dwelling. The scope of consideration is limited to the location, land use and amount of development proposed.
- 1.2 The site is located within the defined Settlement Development Boundary of Alresford, where residential development is supported in principle by the adopted Tendring District Local Plan and Alresford Neighbourhood Plan. Having regard to the site's sustainable location and the scale of development proposed, the principle of development is considered acceptable.
- 1.3 The proposal is considered to accord with Policies SP3, SPL1, SPL2 and LP7 of the Tendring District Local Plan 2013-2033 and Beyond, together with Policy ALRES1 of the Alresford Neighbourhood Plan. Approval is therefore recommended.

2. Status of the Local Plan

Planning Policy Context

- 2.1 Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 3 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Local Plan 2013-33 and Beyond (adopted January 2021 and January 2022, respectively), supported by our suite of evidence base core documents (<https://www.tendringdc.uk/content/evidence-base>) together with any Neighbourhood Plans that have been made and the Minerals and Waste Local Plans adopted by Essex County Council.

Housing Supply

- 2.2 The Framework seeks to significantly boost the supply of homes and requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. Where strategic housing policies are more than five years old, the housing requirement is derived from the local housing need calculated using the Standard Method. Policy HO2 and Annex D of the NPPF (2026) set out the relevant approach to housing land supply.

- 2.3 The Council demonstrates its supply of specific deliverable housing sites through its Strategic Housing Land Availability Assessment (SHLAA), which is published annually. The most recent SHLAA was published in December 2025.
- 2.4 Since 26 January 2026, the Council has been required to calculate its housing land supply against the local housing need figure derived through the Standard Method. The current housing requirement for Tendring is 1,063 dwellings per annum. The Council's latest published SHLAA identifies a supply equivalent to 3.22 years of deliverable housing land. The SHLAA can be viewed on the Council's website: [Monitoring and SHLAA](#).
- 2.5 The Council's housing land supply position is a material consideration in the assessment of residential development proposals. Housing development outside of settlements which would be physically well-related to and appropriate in scale to an existing settlement should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.

Neighbourhood Plans

- 2.6 A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the strategic policies as part of the Development Plan alongside the Local Plan. Further information on our Neighbourhood Plans and their progress can be found via our website <https://www.tendringdc.uk/content/neighbourhood-plans>

The Alresford Neighbourhood Plan

Alresford Neighbourhood Plan 2018-2033 (made 08.10.2021) is applicable to this application and forms part of the statutory Development Plan.

For development proposals involving the provision of housing, Policy S6 of the National Planning Policy Framework (August 2026) provides support for recently made neighbourhood plans where they contain policies and allocations to meet their identified housing requirement and were made within the previous five years.

Although the Alresford Neighbourhood Plan was made less than five years before the date of this decision, it does not contain housing allocations to meet its identified housing requirement. Consequently, the additional weight afforded to qualifying neighbourhood plans under Policy S6 does not apply. The Alresford Neighbourhood Plan nevertheless remains a material consideration and any relevant policies have been considered as part of the officer assessment below.

3. Planning Policy

- 3.1 The following Local and National Planning Policies are relevant to this planning application.

National:

National Planning Policy Framework 2026 ([NPPF](#))

National Planning Practice Guidance ([NPPG](#))

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development

SP2 Recreational disturbance Avoidance and Mitigation Strategy (RAMS)

SP3 Spatial Strategy for North Essex

SP4 Meeting Housing Needs
SP7 Place Shaping Principles
SP9 Tendring/Colchester Borders Garden Community

Tendring District Local Plan 2013-2033 and Beyond [Section 2](#) (adopted January 2022)

SPL1 Managing Growth
SPL2 Settlement Development Boundaries
SPL3 Sustainable Design
LP1 Housing Supply
LP2 Housing Choice
LP3 Housing Density and Standards
LP4 Housing Layout
PPL4 Biodiversity and Geodiversity
CP1 Sustainable Transport and Accessibility
CP2 Improving the Transport Network

Alresford Neighbourhood Plan

ALRES1 – Alresford Spatial Strategy

Supplementary Planning Documents

Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (April 2026) (RAMS)
[Essex Design Guide](#)

Local Planning Guidance

[Essex Parking Guidance](#) Part 1: Parking Standards Design and Good Practice 2024

4. Relevant Planning History

02/00176/FUL	Change of use from agricultural to domestic use	Approved	27.03.2002
25/00451/FUL	Planning Application - Change of use of land to garden.	Approved	15.05.2025
26/00874/PIP	Application for Permission in Principle - One self-build dwelling.	Current	
26/01019/S106	Legal Agreement in relation to RAMS for application reference 26/00874/PIP.	Completed	20.08.2026

5. Consultations

Below is a summary of the comments received from consultees relevant to this application proposal. Where amendments have been made to the application, or additional information has been submitted to address previous issues, only the latest comments are included below.

All consultation responses are available to view, in full (including all recommended conditions and informatives), on the planning file using the application reference number via the Council's Public Access system by following this link <https://idox.tendringdc.gov.uk/online-applications/>.

ECC Highways Dept

08.07.2026

From a highway and transportation perspective the Highway Authority has no comments to make on this proposal.

The development accords with the National Planning Policy Framework 2024 (NPPF) and the

Highway Authority's Development Management Policies

1. The applicant should note a scale drawing showing a vehicular access, as well as a commitment to provide Residential Travel Information Packs in accordance with Essex County Council guidance is required at the Technical Details stage. Drawing should show the planning application red/blue line and extent of highway (over the full extent of the proposed visibility splays)
2. The proposal is in accordance with the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance and National Planning Policy Framework December 2024

Tree & Landscape Officer

30.06.2026

The application site is set to grass and currently forms part of the residential curtilage of the host property. No trees or other significant vegetation will be adversely affected by the proposed development.

Environmental Protection

13.07.2026

Environmental Protection have no comments to make at this stage.

6. Representations

6.1 Town Council

The Parish Council unanimously objects to the outline application. It notes that the site was granted permission to change from agricultural land to residential garden only 14 months ago, with concerns raised at that time that the land could become a precursor to future development. The Council considers that restrictions or covenants should have been imposed to safeguard the site and reflects previous recommendations from the Tree Wardens to prevent development of this rural land. The site occupies a sensitive edge-of-settlement location and was previously outside the settlement boundary before adoption of the Neighbourhood Plan. The Council therefore considers the proposal would result in an unacceptable loss of rural character and amenity.

Officer Note – The brownfield site, being garden, is not within the settlement boundary where the principle for new development is acceptable subject to material considerations. Covenants are not planning matters or in the control of the Local Planning Authority.

6.2 Neighbour / Local Representations

Two letters of objection have been received in relation to this planning application. The following material planning considerations have been raised;

- Overdevelopment
- Highway safety concerns
- Previous applications at the site and associated conditions / restrictions

Officer response;

One letter refers to the previous permission for the change of use of the land from agricultural use to residential garden and the condition restricting permitted development rights. However, that permission did not preclude the submission of a future planning application for development of the

site, nor could it prevent the Local Planning Authority from considering such an application. The condition was imposed to remove certain permitted development rights and ensure that any future development proposals would require planning permission and be assessed on their planning merits. It does not represent a prohibition on development, nor does it predetermine the outcome of any subsequent planning application

The full impact of the proposal has been fully addressed in the below report, which adequately covers the above-mentioned concerns.

7. Assessment

Site Description and Context

- 7.1 The application site comprises land to the east of no. 3 Orchard View, within the defined settlement development boundary of Alresford. The site is currently used as the garden serving No. 3 Orchard View. The site is laid to grass with a mature hedgerow along the front boundary. The site benefits from an existing vehicular access from Wivenhoe Road

Relevant Planning History

- 7.2 On 14 November 2013 the Council refused outline planning permission for the erection of 5 new dwellings (reference 13/00833/OUT). This refusal was subsequently dismissed at appeal because the proposed housing would unacceptably extend linear development into open countryside, harming the character of the landscape. This harm was considered to significantly and demonstrably outweigh the benefits of providing additional housing, despite the lack of a five-year housing land supply and the site's sustainable location.
- 7.3 On the 11th February 2015 permission was granted for a single storey low impact sustainable dwelling under application reference 15/01686/FUL.
- 7.4 On 24th October 2018 the Council refused full planning permission for the erection of 3 houses, planning application reference 18/01381/FUL. This refusal was subsequently dismissed at appeal due to the harm to the character and appearance of the area outweighing the benefits of the proposed housing development.
- 7.5 On 16th January 2019 permission was granted for the erection of a residential dwelling house and garage (reference 18/01775/FUL)
- 7.6 On the 25th October 2019 the Council refused planning permission for the development of three dwellings. This refusal was subsequently allowed at appeal APP/P1560/W/19/3244048. The Inspector found that the three dwellings would integrate with the existing pattern of development, would not harm the character and appearance of the area. With no significant harm identified, the presumption in favour of sustainable development applied.
- 7.7 On 15 May 2025, planning permission was granted under application reference 25/00451/FUL for the change of use of the current application site to residential garden land.

Description of Proposal

- 7.8 This application is seeking permission in principle for the erection of one self-build dwelling.
- 7.9 The proposal is for permission in principle that is a specific application type that must follow set procedures for assessment and determination. Planning Practice Guidance (PPG) advises that this is an alternative way of obtaining planning permission for housing-led development. The permission in principle consent route has two stages: the first stage (permission in principle stage) establishes whether a site is suitable in-principle and the second (technical details consent) stage is when the

detailed development proposals are assessed.

- 7.10 The scope of the considerations for permission in principle is limited to only location, land use and the amount of development permitted. All other matters must be considered as part of a subsequent Technical Details Consent (TDC) application if permission in principle is granted.

Principle of Development

Development within Settlement Development Boundaries

- 7.11 The Development Plan for Tendring comprises Section 1 of the Tendring District Local Plan 2013–2033 (adopted 26 January 2021) and Section 2 of the Tendring District Local Plan 2013–2033 and Beyond (adopted 25 January 2022).
- 7.12 The application site is located within the defined Settlement Development Boundary (SDB) for Alresford as identified on the Policies Map and in accordance with Policies SPL1 (Managing Growth) and SPL2 (Settlement Development Boundaries) of the adopted Tendring District Local Plan.
- 7.13 In these circumstances, the proposal falls to be assessed against the relevant policies of the Development Plan and the decision-making policies of the National Planning Policy Framework 2026 (NPPF). Policy S3 (Presumption in favour of sustainable development) of the NPPF requires that decisions on development proposals apply a presumption in favour of sustainable development. Policy S3 further states that proposals which accord with an up-to-date development plan and the decision-making policies of the NPPF should be approved without delay. For development proposals within settlements, Policy S4 (Principle of Development within Settlements) is applicable.
- 7.14 Policy S4 of the NPPF states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies of the Framework.
- 7.15 Policies SP3, SPL1 and SPL2 of the adopted Tendring District Local Plan establish a spatial strategy which directs growth towards sustainable settlements and generally supports development within defined Settlement Development Boundaries, subject to compliance with other relevant policies of the Development Plan. Sites within Settlement Development Boundaries are generally regarded as sustainable locations due to their access to services, facilities, employment opportunities and transport networks.
- 7.16 As per the Government guidance on the PIP consent route, it is only when the granting of technical details consent has been obtained (after a successful PIP application) that the site will then benefit from the granting of planning permission for a development. There is no mechanism available to the LPA to ensure PIP consents for self-build/custom built dwellings or affordable housing are ultimately built out as proposed. This would be a matter of detail and would be considered at the technical details consent stage, however as a matter of principle, Policy LP7 of Section 2 of the adopted Tendring District Local Plan 2013-2033 and Beyond is relevant to this application and considers, on their merits, proposals for small developments of new Self-Build and Custom-Built Homes.
- 7.17 Policy LP7 supports the provision of Self-Build and Custom-Build Homes as part of the District's housing supply. The application proposes a self-build dwelling within the Settlement Development Boundary where the principle of residential development is acceptable, subject to compliance with other relevant Local Plan policies. As such, the proposal accords with the objectives of Policy LP7 in contributing towards opportunities for self-build housing.
- 7.18 Policy ALRES1 (Alresford Spatial Strategy) of the Alresford Neighbourhood Plan seeks to focus new development within the defined Settlement Development Boundary of Alresford and supports development proposals within that boundary, subject to compliance with the other policies of the

Development Plan. The policy also expects residential development to address local housing needs and contribute towards necessary infrastructure.

- 7.19 The application site lies at the end of an established row of dwellings and is therefore visually and physically related to the existing residential development, rather than forming an isolated site. Whilst it will be located on land currently serving the side garden to No. 3 Orchard View, this dwelling is left with adequate private amenity space. The site benefits from existing vehicular access onto Wivenhoe Road (see highway safety section of the report). The development for one dwelling on this site is considered to be in keeping with the locality.
- 7.20 The proposal is for one new dwelling in this location. Government Guidance on PIP applications makes it clear that the PIP consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.
- 7.21 In conclusion, and insofar as the principle of development is concerned, by virtue of the site's location within the settlement development boundary and contribution to the District's self-build housing stock, the site is considered suitable for new residential development in terms of a locational and land use perspective.

Amount of Development

- 7.22 Permission in principle applications concern location, land use and amount of development in determining the acceptability or otherwise of the principle of residential development. On a constrained site various factors need to be considered which might inform the creation of an acceptable layout which in turn indicates the quantum or amount of development that is possible on the site.
- 7.23 The application is for one self-build dwelling at the end of an established row of dwellings and is therefore visually and physically related to the existing residential development, rather than forming an isolated site. The site will likely utilise the existing vehicle access onto Wivenhoe Road. As only matters of principle are being assessed at this stage no elevation drawings have been provided.
- 7.24 Officers have no significant concerns, based on the submitted site plan, regarding the site's ability to provide acceptable access, parking and residential amenity. Although open fields lie to the north and east, the site occupies a logical position at the end of an established row of dwellings, with further built form on the opposite side of Wivenhoe Road. The proposed dwelling would therefore be read in the context of the existing residential development rather than as an isolated encroachment into the countryside and, subject to the detailed design being considered at the Technical Details Consent stage, would not appear out of character with the surrounding built form.
- 7.25 The proposal, insofar as the amount of development concerned, is not considered to have a significant harmful impact on the character and appearance of the area and is therefore considered acceptable in this regard.

Highway Safety/Parking

- 7.26 Policy TR6 of the NPPF (2026) states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement.
- 7.27 Local Plan Policy SPL3 Part B seeks to ensure that new development is served by a safe and practicable access, that the highway network can accommodate the traffic generated, and that

adequate vehicle and cycle parking is provided. The Essex Parking Standards set out the relevant minimum requirements for parking and turning.

- 7.28 The proposal would utilise the existing access onto Wivenhoe Road. Essex County Council Highways raises no objection. The consultation response advises that a scaled access drawing, including the application boundaries, highway extent and visibility splays, together with a commitment to provide Residential Travel Information Packs, will be required at the Technical Details Consent stage. Informatives are also included, any works within or affecting the highway would also require the necessary agreement, approvals and permits from the Highway Authority, with relevant roadside ditches or ponds identified on the detailed plans. Subject to these matters being addressed at the Technical Details Consent stage, the proposal is not considered to result in an unacceptable impact on highway safety.

Recreational Disturbance Mitigation (RAMS)

- 7.29 A financial contribution of £175.55 per dwelling is also required towards the Essex Coast Recreation Disturbance Avoidance Mitigation Strategy (RAMS), as the legal agreement was requested before 1st August 2026 when the tariff increased to £467, to ensure that the development would not adversely affect the integrity of European Designated Sites in accordance with TDLP Policies SP2 and PPL4 and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.
- 7.30 A Unilateral Undertaking has been completed to secure the required RAMS financial contribution.

Habitats, Protected Species and Biodiversity Enhancement

Ecology and Biodiversity

This report addresses the distinct legal requirements, ensuring a comprehensive analysis of the ecology and biodiversity impacts of the proposal in line with regulatory standards.

- 7.31 General duty on all authorities

The Natural Environment and Rural Communities Act 2006 amended by the Environment Act 2021 provides under Section 40 the general duty to conserve and enhance biodiversity: “For the purposes of this section “the general biodiversity objective” is the conservation and enhancement of biodiversity in England through the exercise of functions in relation to England.” Section 40 states authorities must consider what actions they can take to further the general biodiversity objective and determine policies and specific objectives to achieve this goal. The actions mentioned include conserving, restoring, or enhancing populations of particular species and habitats. In conclusion for decision making, it is considered that the Local Planning Authority must be satisfied that the development would conserve and enhance.

This development is subject to the general duty outlined above. An informative will be added to any approval encouraging the applicant to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly feature.

- 7.32 Biodiversity net gain

Biodiversity net gain (BNG) is an approach that aims to leave the natural environment in a measurably better state than it was beforehand. The minimum requirement is for a 10% net gain in biodiversity value achieved on a range of development proposals (excluding Listed Building Consent, Advert Consent, Reserved Matters, Prior Approvals, Lawful Certificates, householders, self builds, certain sites below 0.2 hectares, and other types of application which are below the threshold i.e. does not impact a priority habitat and impacts less than 25sqm of habitat, or 5m of linear habitats such as hedgerow).

The proposal is for a self-build dwelling and is therefore exempt from the biodiversity net gain condition. The application was submitted prior to 6th August 2026 and therefore benefits from the self-build exemption rule prior to the recent change in legalisation.

7.33 Protected Designated Habitats

The site falls within the evidenced recreational Zone of Influence of the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). Under the Conservation of Habitats and Species Regulations 2017, mitigation is therefore required to address the likely in-combination recreational effects of residential development on European designated sites.

The application scheme proposes one self-build dwelling on a site that lies approximately 1950 metres from Colne Estuary Ramsar and SPA. The new development within the zone would be likely to increase the number of recreational visitors to the designated area and, in combination with other developments it is likely that the proposal would have significant effects on the designated site.

The Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy 2026 establishes a strategic mitigation framework endorsed by Natural England. Financial contributions secured through the strategy fund measures including visitor management, education, monitoring and habitat protection.

The required RAMS financial contribution has been secured through a completed Unilateral Undertaking. On this basis, the necessary mitigation is in place and the competent authority can conclude that the proposal would not adversely affect the integrity of the relevant European designated sites, either alone or in combination with other plans and projects.

7.34 Protected Species

In accordance with Natural England's standing advice the application site and surrounding habitat have been assessed for potential impacts on protected species.

The application site comprises a well-maintained residential garden that is predominantly laid to grass and contains no trees or other significant vegetation likely to provide notable habitat opportunities. The Council's Tree and Landscape Officer has confirmed that no trees or significant vegetation would be adversely affected by the development. Consequently, the site is considered to be of limited ecological value and the proposal is unlikely to result in harm to protected species or their habitats.

7.35 Ecology Conclusions

In accordance with the overarching duty outlined above, this development is committed to actively contributing to the conservation and enhancement of biodiversity as set out above. In conclusion, this development is considered to accord to best practice, policy, and legislation requirements in consideration of the impacts on ecology interests.

7.36 Other Matters

Planning Practice Guidance confirms that the scope of Permission in Principle is limited to the location, land use and amount of development. Detailed matters are reserved for consideration at the Technical Details Consent stage and conditions cannot be attached to a grant of Permission in Principle

8. Conclusion

The proposal seeks Permission in Principle for one self-build dwelling within the defined Settlement

Development Boundary of Alresford. The site is considered suitable for residential development in terms of its location, land use and amount of development and accords with Policy S4 of the NPPF, Policies SP3, SPL1, SPL2 and LP7 of the Tendring District Local Plan 2013-2033 and Beyond, together with Policy ALRES1 of the Alresford Neighbourhood Plan. The proposal is therefore considered acceptable in principle and is recommended for approval.

9. **Recommendation**

9.1 Approval

Recommendation: Approval

That the Head of Planning and Building Control be authorised to grant permission in principle.

9.2 **Conditions and Reasons**

No conditions

10. **Additional Considerations**

Equality Impact Assessment

- 10.1 In making this recommendation/decision regard must be had to the public sector equality duty (PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic* and those who do not, including tackling prejudice and promoting understanding.
- 10.2 It is vital to note that the PSED and associated legislation are a significant consideration and material planning consideration in the decision-making process. This is applicable to all planning decisions including prior approvals, outline, full, adverts, listed buildings etc. It does not impose an obligation to achieve the outcomes outlined in Section 149. Section 149 represents just one of several factors to be weighed against other pertinent considerations.
- 10.3 In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic adversely. The PSED has been duly considered and given the necessary regard, as expounded below.

Protected Characteristics *	Analysis	Impact
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

Human Rights

- 10.4 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998 (as amended). Under the Act, it is unlawful for a public authority such as the Tendring District Council to act in a manner that is incompatible with the European Convention on Human Rights.
- 10.5 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property) and Article 14 (right to freedom from discrimination).
- 10.6 It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence or freedom from discrimination except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Finance Implications

- 10.7 Local finance considerations are a matter to which local planning authorities are to have regard in determining planning applications, as far as they are material to the application.

11. Declaration of Interest

- 11.1 Please refer to the minutes of this meeting, which are typically available on the councils website which will be published in due course following conclusion of this meeting.

12. Background Papers

- 12.1 In making this recommendation, officers have considered all plans, documents, reports and supporting information submitted with the application together with any amended documentation. Additional information considered relevant to the assessment of the application (as referenced within the report) also form background papers. All such information is available to view on the planning file using the application reference number via the Council's Public Access system by following this link <https://idox.tendringdc.gov.uk/online-applications/>.